

# ***NEWS RELEASE***

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## ***OFFICE OF THE UNITED STATES ATTORNEY SOUTHERN DISTRICT OF CALIFORNIA***

*San Diego, California*

*United States Attorney  
Carol C. Lam*

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***For Immediate Release***

### **REAL ESTATE BROKER SENTENCED FOR DEFRAUDING HOME BUYERS**

United States Attorney Carol C. Lam today announced that Kevin Eugene Keller, a licensed real estate broker in California, was sentenced to a total of 63 months for defrauding potential home buyers located throughout the United States. Mr. Keller was sentenced by District Court Judge Marilyn L. Huff to 60 months on one count of conspiracy to commit mail fraud. He was also ordered to serve three months on eight counts of mail fraud, to run concurrent with each other and consecutive to the conspiracy count. Mr. Keller was convicted following a jury trial.

At trial the Government proved that Mr. Keller, along with others at a company called PHP, advertised homes for no money down. Previously, other employees of PHP pled guilty to mail fraud, including PHP's founder, Dennis Foster. PHP produced videotaped advertising which falsely stated that PHP would purchase homes through a Government sponsored home buying program and resell them to the buyer for no money down. The victims of the fraudulent scheme were to pay one month's salary or \$1500.00, whichever was

greater. PHP recruited agents to place advertisements in newspaper “for rent” classifieds telling renters they could purchase a home for no money down.

In total, PHP victimized over 1400 potential home buyers taking in over \$2.9 million. In addition to his sentence, Mr. Keller was ordered to serve three years of supervised release, pay \$900.00 in penalty assessments and pay \$2.9 million in restitution.

United States Attorney Lam said, "Mr. Keller preyed on people who were simply trying to buy homes. He made millions and left them with nothing, and now he is paying the price for his greed."

The case was the result of joint efforts by members of the Federal Bureau of Investigation and the Internal Revenue Service.

### **DEFENDANT**

Kevin Eugene Keller  
San Diego, California

### **SUMMARY OF CHARGES OF CONVICTION**

Count 1: Conspiracy to Commit Mail Fraud, in violation of Title 18, United States Code, Section 371. Maximum Penalty: Five years’ imprisonment; \$250,000 fine; three years’ supervised release.

Counts 2 - 9: Mail Fraud, in violation of Title 18, United States Code, Section 1341. Maximum Penalty: Five years’ imprisonment; \$250,000 fine; three years’ supervised release.

### **AGENCIES**

Federal Bureau of Investigation  
Internal Revenue Service